

# EAGLES RESERVE HOMEOWNERS ASSOCIATION, INC.

## Annual HOA Meeting and Election of Directors

Addington Place

1755 East Lake Rd S., Tarpon Springs, FL 34688

APPROVED

January 14, 2020

1. **Call to Order:** The meeting was called to order at 7:13 pm by David Fedash, Property Manager. Proof of notice of the meeting was mailed on December 13, 2019 as required.
2. **Determination of a Quorum:** It was determined that we had a quorum. Present were board members Leon Fox, Judy Isaly, Craig Jacobson, Scott Leonard, Doris Leonardo, and Pat Ehrman. Vinnie Tuccio was absent. Approximately 40 residents were in attendance. Reading of the December minutes was waived, and a motion was made by Leonardo to approve the December minutes. The motion was seconded by Jacobson and all approved.
3. **General Discussion:** President Leon Fox gave an overview of 2019 board accomplishments and items planned for 2020:
  - A. Total assets are \$1,303,083; reserves are \$989,799. Income of \$613,719 is \$22,779 more than budgeted. Expenses of \$205,609 are \$48,202 less than budgeted.
  - B. The landscape upgrade project was initiated with the entrance, pool area and Arabian Lane being completed (Phases 1-5). Phase 6, Lago Vista, will begin in the spring. To date the project is under budget by \$39,425. Irrigation repairs and maintenance is also under budget by \$8,382.
  - C. The only legal issue pending is with the bubbling paint on a few buildings.
  - D. In addition to the landscaping upgrades, projects completed in 2019 included speed tables, pavers installed on the pool apron, and new pool furniture.
  - E. Projects for 2020 include several driveway repairs.
4. **Candidate Discussions and Nominations:** There were seven existing board members and seven candidates from the floor nominated, for a total of 14. Each nominee stood and presented themselves to the gathering. Attendees voted by written ballot. Counting of votes was overseen by employees of AmeriTech. Elected were:

Stanley Argo  
Len Demchak  
Pat Ehrman  
Rena Khawan  
Scott Leonard  
Doris Leonardo  
Darcy Morgan  
Lisa Schmid  
Elizabeth Sirna

The meeting was adjourned at 8:35 pm  
The organizational meeting of the new board was held immediately afterwards.

**EAGLES RESERVE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Organizational Meeting and Election of Officers**

January 14, 2020

1. **Call to Order:** The meeting was called to order at 8:43 pm by David Fedash, AmeriTech Property Manager.
2. **Determination of Quorum:** It was determined we had a quorum. Present were David Fedash Doris Leonardo, Pat Ehrman, Scott Leonard, Len Demchak, Stanley Argo, Elizabeth Sirna, Lisa Schmid, Darcy Morgan. Absent was Rena Khawan.
3. **Election of Officers:** Discussion about candidate positions yielded the following unanimous results:
  - Len Demchak, President
  - Stanley Argo, Vice President
  - Doris Leonardo, Treasurer
  - Pat Ehrman, Secretary
  - Scott Leonard, Director
  - Rena Khawam, Director
  - Darcy Morgan, Director
  - Lisa Schmid, Director
  - Liz Sirna, Director

*Fedash noted that all new board members are required to contact AmeriTech to sign up for the "Board Basics" class. The class is offered from 9:00 am – 1:00 pm on several Saturdays as noted on the information sheet distributed at the meeting.*

**4. Committee Appointments:**

Legal Liaison - Scott Leonard was asked by the committee members to continue as the legal liaison for the board and report at the monthly meetings.

Landscape Committee - Stanley Argo and Darcy Morgan were asked to join Doris Leonardo on the landscape committee to work with WestCoast on the Lago Vista upgrades. All approved and all agreed on these appointments.

The meeting was adjourned at 9:00 pm.

The next meeting is February 11, 2020 at 7.00 pm at Addington Place, 1755 East Lake Road, Tarpon Springs, FL 34688

Respectfully submitted, Pat Ehrman, Secretary